



47/9 MILAN STREET ELLEN GROVE QLD 4078

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Your Property

47/9 MILAN STREET ELLEN GROVE QLD 4078

3 

2 

2 

142m² 

110m² 

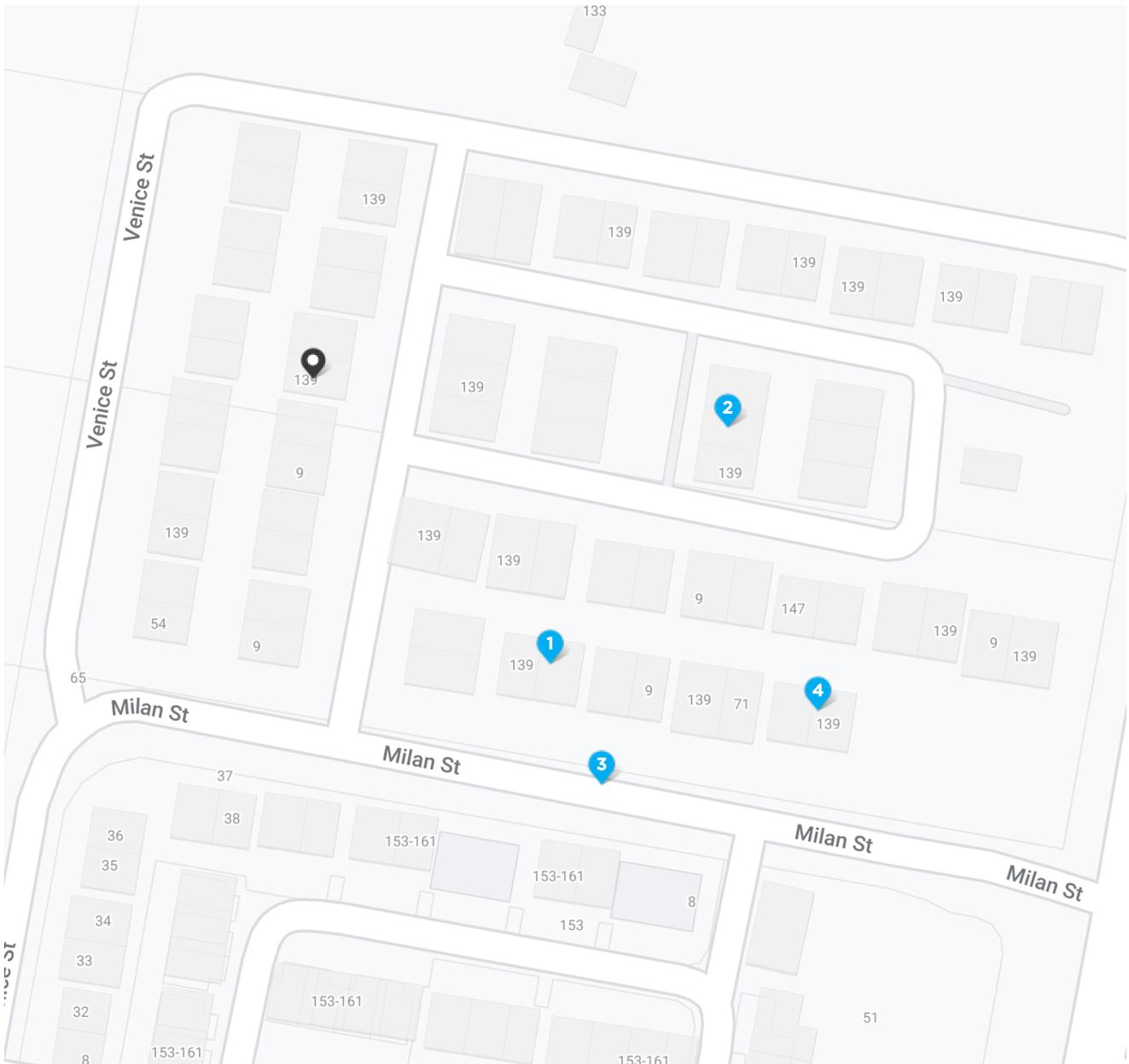


Your Property History

21 Dec, 2015 - Listed for rent as Not Disclosed

5 Jun, 2015 - Sold for \$353,000

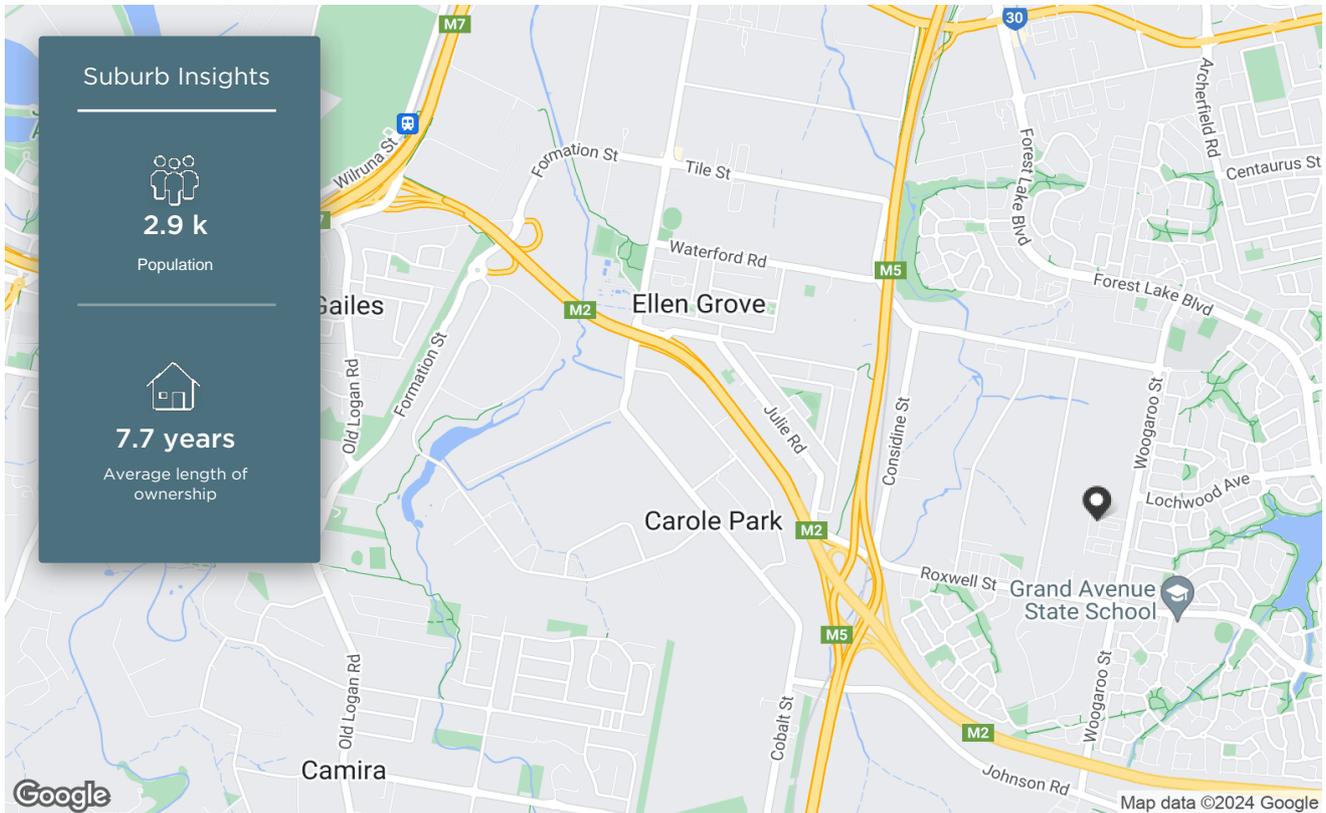
Comparables Map: Sales



				
1 67/9 MILAN STREET ELLEN GROVE QLD 4078	3	2	2	\$420,000
2 23/9 MILAN STREET ELLEN GROVE QLD 4078	3	2	2	\$450,000
3 72/9 MILAN STREET ELLEN GROVE QLD 4078	3	2	2	\$460,000
4 73/9 MILAN STREET ELLEN GROVE QLD 4078	3	2	2	\$420,000

Ellen Grove

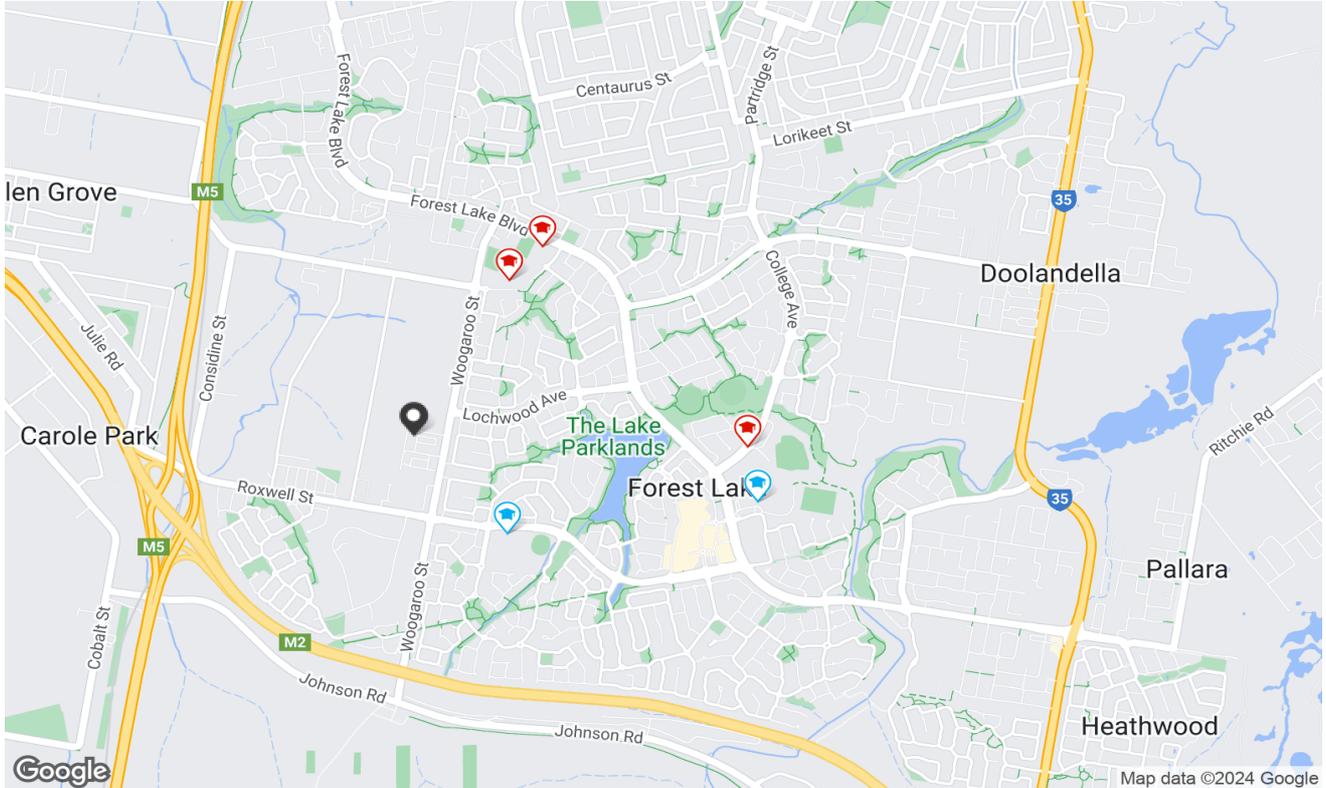
Demographic



The size of Ellen Grove is approximately 3.4 square kilometres. It has 8 parks covering nearly 2.6% of total area. The population of Ellen Grove in 2011 was 2,527 people. By 2016 the population was 2,908 showing a population growth of 15.1% in the area during that time. The predominant age group in Ellen Grove is 0-9 years. Households in Ellen Grove are primarily couples with children and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Ellen Grove work in a machinery operators and drivers occupation. In 2011, 37.6% of the homes in Ellen Grove were owner-occupied compared with 31.5% in 2016. Currently the median sales price of houses in the area is \$545,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	21.7	Owns Outright	14.1	0-15.6K	6.0	0-9	17.7
Couples with Children	40.8	Purchaser	17.4	15.6-33.8K	14.8	10-19	16.5
Single Parents	34.3	Renting	64.9	33.8-52K	19.9	20-29	14.8
Other	1.7	Not Stated	3.4	52-78K	19.4	30-39	15.7
				78-130K	19.8	40-49	12.6
				130-182K	5.5	50-59	10.4
				182K+	2.8	60-69	7.4
						70-79	3.9
						80-89	1.0

Local Schools



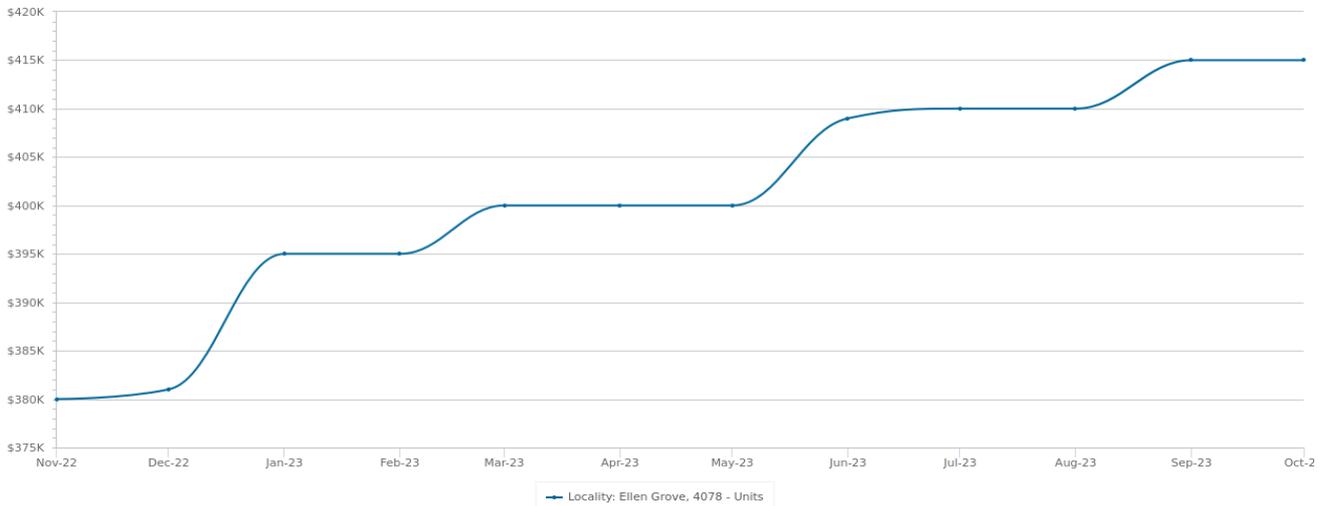
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Grand Avenue State School 105 Grand Avenue Forest Lake QLD 4078	0.72km	Primary	Mixed	Government	0-6
 Forest Lake State School 8 Kauri Place Forest Lake QLD 4078	0.96km	Primary	Mixed	Government	0-6
 St John's Anglican College - Alpine Place Campus 25 Alpine Place Forest Lake QLD 4078	1.2km	Primary	Mixed	Non-Government	0-0
 St John's Anglican College 55 College Avenue Forest Lake QLD 4078	1.69km	Secondary	Mixed	Non-Government	0-12
 Forest Lake State High School 350 Forest Lake Boulevard Forest Lake QLD 4078	1.78km	Secondary	Mixed	Government	7-12

 Property is within school catchment area

 Property is outside school catchment area

Recent Market Trends

Median Sale Price - 12 months (Unit)

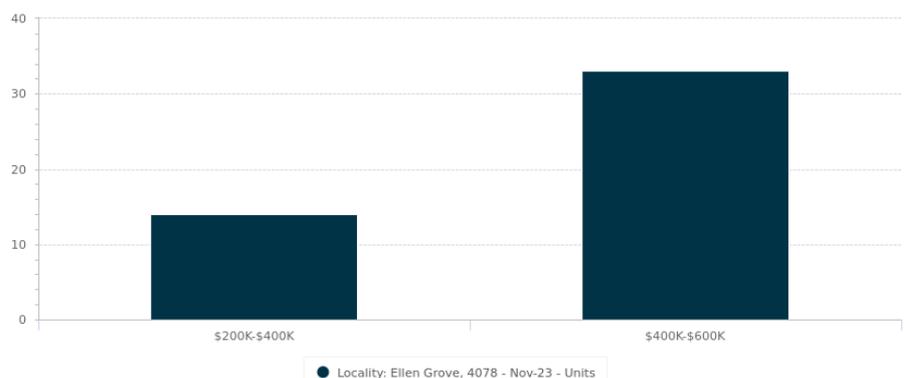


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Nov 2023	-	-	-	-	-	-
Oct 2023	3	\$415,000	0.0%	29	6	\$465
Sep 2023	8	\$415,000	1.2% ▲	26	10	\$460
Aug 2023	4	\$410,000	0.0%	29	11	-
Jul 2023	4	\$410,000	0.2% ▲	39	11	-
Jun 2023	2	\$409,000	2.2% ▲	40	9	-
May 2023	4	\$400,000	0.0%	40	10	-
Apr 2023	4	\$400,000	0.0%	48	10	-
Mar 2023	5	\$400,000	1.3% ▲	43	10	-
Feb 2023	6	\$395,000	0.0%	43	10	-
Jan 2023	4	\$395,000	3.7% ▲	46	7	-
Dec 2022	2	\$381,000	0.3% ▲	45	7	-

Sales by Price - 12 months (Unit)

PRICE	NUMBER
<200K	0
\$200K-\$400K	14
\$400K-\$600K	33
600K-800K	0
800K-1M	0
1M-2M	0
>2M	0



Statistics are calculated over a rolling 12 month period

Summary

47/9 MILAN STREET ELLEN GROVE QLD 4078



Appraisal price range
\$404,000 - \$436,000

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